

NO TRANSFER
TAX PAID

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT KENNEBEC SAVINGS BANK, a Maine banking corporation having a principal place of business in Augusta, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **KENNEBEC SAVINGS BANK**, a Maine banking corporation having a principal place of business at P.O. Box 50, Augusta, County of Kennebec and State of Maine, 04330

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever **quitclaim**, unto the said **KENNEBEC SAVINGS BANK**, its successors and assigns forever,

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in ~~Waterville~~, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Bounded southerly by Halde Street; easterly by land now or formerly of J. C. Rancourt; northerly by land now or formerly of A. Chroy and E. Gronier; and westerly by land conveyed by Leona Roberge to Leo J. Breard, et al by deed dated July 12, 1962, and recorded in the Kennebec County Registry of Deeds in Book 1270, Page 141.

Excepting and reserving from the above-described premises the right, given to said Leo J. Breard, et al in the aforesaid deed to enter upon a strip of land one and one-half (1 ½) feet in width next easterly of the easterly line of the said Breard lot extending in a southerly direction from the northerly line to a point in line with the southerly wall of a garage on said above-described lot conveyed to said Breard, for the purpose only of repairing, altering and doing such other work as may be necessary for, and incidental to the maintenance of said building.

Also, conveying to the grantee herein the right excepted and reserved to the grantor in the aforesaid deed to Leo J. Breard, et al to enter upon a strip of land one and one-half (1 ½) feet wide next westerly of the easterly line of the said Breard lot extending in a southerly direction from the northerly line thereof to a point in line with the southerly wall of a garage or ship on the land herein conveyed, for the purpose of repairing, altering, and doing such other work as may be necessary for, and incidental to, the maintenance of said building.

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D. Breard

39-15

Being the same premises conveyed to Russell Creasi by Warranty Deed from Victor S. Marino dated July 17, 2003 and recorded in the Kennebec Registry of Deeds in Book 7532, Page 37.

Also being the same premises acquired by Kennebec Savings Bank pursuant to a Mortgagee's Sale of Real Estate that occurred August 19, 2008, the Grantee herein, having been the successful bidder.

Also being a portion of the same premises described in a Mortgage Deed given to Kennebec Savings Bank by Russell Creasi, dated November 25th, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8709, Page 242.

IN WITNESS WHEREOF, the said **KENNEBEC SAVINGS BANK** has caused this instrument to be signed in its corporate name and sealed with its corporate seal by David J. Roy, its hereunto duly authorized Regional Vice President this 20 day of August, 2008.

Signed, Sealed and Delivered
in the presence of:

KENNEBEC SAVINGS BANK

Carol A. Thompson
Witness

By: David J. Roy
DAVID J. ROY
It's duly authorized
Regional Vice President

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

August 20, 2008

Personally appeared the above named **DAVID J. ROY** acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Carol A. Thompson
NOTARY PUBLIC



Received Kennebec SS.
88/21/2008 8:55AM
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